

MINUTES
REGULAR PLANNING COMMISSION MEETING
CITY OF BROOKINGS
December 6, 1983
7:30 p.m.

I. CALL TO ORDER

The meeting was called to order at 7:30 p.m. by Chairman Breuer.

II. ROLL CALL

Commission Members Present: Chairman Earl Breuer; Commissioners Lonny Draheim, Richard Swigert, Leo Appel II, Joan Heavey, Mary Jane Brimm, and Jean Hagen.

Staff Members Present: City Manager Lynn Stuart, City Recorder/Treasurer Naomi Bradfield, Administrative Assistant Georgia Shirilla, and City Engineer Dick Nored.

III. WELCOME TO VISITORS

Chairman Breuer welcomed the members of the audience, acknowledging the presence of Councilman Batty.

IV. APPROVAL OF MINUTES

A MOTION was made by Commissioner Hagen to approve the November 1, 1983 Regular Planning Commission Meeting Minutes. The motion was seconded by Commissioner Brimm. Commissioner Heavey asked that the number of petitions attached as part of the minutes be referenced in the minutes. The motion carried unanimously.

V. APPOINTMENTS

The Administrative Assistant administered the Oath of Office to Lonny Draheim who was recently appointed by the Council to fill Ralph DeJarnett's position.

VI. ANNOUNCEMENTS

A. League of Women Voters - Observer Corps

Chairman Breuer announced that members of the League of Women Voters' Observer Corp will be attending the Planning Commission meetings. Chairmen Breuer welcomed the League members in the audience.

B. Decision on Application V-83-4 Appeal

The Administrative Assistant reported that the City Council, after holding a public hearing, moved to uphold the Planning Commission's decision to deny application V-83-4.

VII. PUBLIC HEARING

A. Continuation of Hearing on Zoning and Land-Use Map Proposed Amendments; Commercial-General (C-G) Zone District Additions

The City Manager summarized the related events to date and reported that a preliminary findings document describing same

was included in the packet. The City Manager informed the Commission that subsequent to the initial hearing on December 6, additional written testimony was received by Staff on the proposals. The Administrative Assistant then read this correspondence for the record. The written testimony consisted of a letter dated November 4, 1983, from Gene Gould, owner of the property at 120 Tanbark; a letter dated November 29 from John Coutrakon; a letter dated December 1 from Jack and Cleo Parker, 108 Tanbark Park; a letter dated December 5 from Bruce and Margie Kent, 211 Tanbark Road; a letter dated November 30, 1983 from Dean Bramon, owner of tax lot 300; and a letter dated November 30 from Maurine Warneking, owner of tax lot 402. Copies of all these letters are attached and made a part hereof.

The City Manager, following the sequence of the proposals as provided in the preliminary findings document, described proposal 1)A which he further separated into two parts, 1)A1 and 1)A2.

Subpart 1)A1 - (Proposal: R-HD to C-G)

The City Manager reported that this proposal consists of 3 lots lying on the east side of Fifth Street.

The City Manager reported that, to that time, no opposition to the rezone had been expressed.

Chairman Breuer asked for testimony regarding the proposal. There was none.

A MOTION was made by Commissioner Heavey to recommend the rezoning of Subpart 1)A1 from R-HD to C-G. The motion, seconded by Commissioner Brimm, carried unanimously.

Subpart 1)A2 - (Proposal: R-HD to C-G)

The City Manager reported that this proposal covers one tax lot, consisting of 2+ acres, located westerly of Fifth Street. The City Manager reported that at the initial portion of the hearing a petition from neighboring properties was submitted in opposition to the proposal, with special concern being expressed to the proposed additions to the uses in the C-G zone.

Chairman Breuer asked for new input regarding the zone change. There being none, Chairman Breuer commented that the landowners had reported they were satisfied with the existing zoning.

A MOTION was made by Commissioner Brimm to leave the zoning of this lot as is. The motion, seconded by Commissioner Appel II, carried unanimously.

Part 1)B - (Proposal: M-L to C-G)

The City Manager reported that this proposal covers 81 lots located south of Chetco Avenue, generally located between Oak and Pacific and Spruce and Railroad. Mr. Stuart informed the Commission that he met with some of the residents who, during the initial portion of the hearing, expressed concern that they could not continue to use their properties for residential purposes if the property was rezoned. These people now understand that this would not be the case. The City Manager reported, also, that during the initial portion of the hearing, several of the landowners who were using their properties for industrial purposes were concerned that they could not continue their operations under commercial zoning if fire or other forces destroyed their improvements.

Chairman Breuer requested that this unit be considered in separate subunits, as follows:

Part 1)B1 - Those lots from Cottage to Railroad between Pacific and Mill including those lots lying westerly of Pacific.

Chairman Breuer noted that there had been a great deal of testimony expressed in opposition to the proposed rezoning, and asked for further input. Chet Thompson, 315 Memory Lane, stated his preference that the zoning remain as is. Commissioner Appel II questioned the petition that was submitted expressing opposition to all of the zone changes. Fred Hummel, 202 Alder, one of the petitioners, explained that the petition was not directed to individual proposals but to the procedure that was being followed and the large number of proposals being considered and initiated by the City.

There being no further testimony, a MOTION was made by Commissioner Hagen to leave the zoning of the lands designated 1)B1 as is. The motion, seconded by Commissioner Brimm, carried unanimously.

Part 1)B2 - Tax Lot 500, located between Mill Street and Center Street on Railroad Avenue.

Chairman Breuer noted that presently there are two lumber yards in this block with different zoning. Square Deal Lumber, located on Tax Lot 500, is zoned Industrial-Limited and Kerr Ace Hardware is zoned Commercial-General. Chairman Breuer also noted that no testimony regarding the proposal had been received.

Bill Cunningham stated that Square Deal Lumber should have a say. It was pointed out that they had been contacted by mail but did not respond.

Commissioner Appel asked about future problems if the buildings are destroyed. The City Manager referenced the two provisions in the City's Zoning Ordinance that were included in the preliminary findings document regarding same.

There being no further testimony, a MOTION was made by Commissioner Heavey to recommend that the zoning of tax lot 500, designated as Proposal 1)B2, be changed from Industrial-Limited to Commercial-General. The motion, seconded by Commissioner Hagen, carried unanimously.

Part 1)B3 - Those lots from Center Street to Oak Street bounded by Spruce and Railroad.

The City Manager reported that within this subunit is one lot that is zoned Commercial-Tourist, that being the lot housing the "Touch of the Past" restaurant.

Fred Hummel reported that Marilyn Riddle and other landowners in this subunit are concerned about some of the commercial uses that could be made of properties surrounding theirs, i.e. motorcycle repair. Mr. Hummel also reported that Mrs. Riddle questioned how the residential character of the neighborhood could be protected.

Carl Rust questioned the manner used in segregating the subunits for consideration. He was satisfied with the method used when it was clarified that the lots south of Railroad would be considered separately.

Commissioner Appel stated that he would abstain from participating in the consideration of this proposal because he works for a firm that owns property in subunit, acknowledging a possible conflict of interest.

Commissioner Swigert asked the Administrative Assistant to list the permitted and conditional uses allowed under the existing zone, M-L and the proposed C-G zone.

Following the presentation of uses, Chairman Breuer asked for further testimony. There being none, a MOTION was made by Commissioner Heavey to recommend that the zoning of the lots between Center and Oak and bounded by Spruce and Railroad, designated as 1)B3, be changed from Industrial-Limited to Commercial-General. The motion, seconded by Commissioner Brimm, carried unanimously.

Part 1)B4 - Certain lots lying south of Railroad Avenue,
between Center Street and Tanbark.

Chairman Breuer noted that during the initial portion of the hearing substantial testimony was presented in opposition to the proposal to rezone these lots from Industrial-Limited to Commercial-General. The City Manager reviewed those lots of which the owners expressed opposition.

Chairman Breuer asked for additional testimony. There being none, a MOTION was made by Commissioner Brimm to leave the zoning of those lots designated 1)B4, from Center Street to Tanbark Road, as is. The motion, seconded by Commissioner Appel, carried unanimously.

Part 1)C - (Proposal: M-G to R-HD)

The subject area was exhibited on a map. Chairman Breuer reported on a letter received from Don Horton regarding the proposal. Mr. Horton, who was in the audience, clarified that he was not opposed to the proposed change.

Bill Cunningham stated that he had opposed the rezoning of these lands.

James Cole, 1108 Sandy Lane, asked for clarification of the proposal in regard to location, ownership, existing and proposed zoning.

Bill Cunningham noted some discrepancies in zoning between a map he had and the map that was being presented. Also, Mr. Cunningham expressed concern regarding Chetco Point in that most of the point itself is within the State Shoreland Boundary. In reference to the wastewater treatment plant, Mr. Cunningham reported that future needs in plant expansion may necessitate acquisition of some of the adjacent lands being considered for rezoning. Mr. Cunningham also read, for the record, a letter from him to the Planning Commission, a copy of which is attached and made a part hereof.

Fred Warneking, owner of the parcel at the end of Center Street, asked if the Commission could act on the properties above Agnew's property separately.

James Cole asked the Commission what information/plans the Commission will require before the rezone is approved. Chairman Breuer answered that plans will have to be submitted prior to construction.

Commissioner Appel II asked Staff about existing zoning of the properties Mr. Cunningham questioned. The City

Manager answered that the information on the map was correct to the best of Staff's knowledge. The City Manager explained that the proposals have been presented as a way to meet projected needs identified in the Plan.

Chairman Breuer asked about the adequacy of available lands for plant expansion. The City Manager responded that there is some land area available; however, to meet future needs, the City may choose to change the method of treatment.

Commissioner Heavey asked if the number of dwelling units allowed on the property can be increased based on the number of stories. It was explained that the minimum in a R-HD zoning district is 1500 sq. ft. of land area per dwelling unit regardless of the number of stories.

Fred Hummel asked under what conditions a developer would be required to go before the Planning Commission. There followed a lengthy discussion about the various types of land-use and zoning activities and procedural requirements. Concern centered around the fact that specific development plans were not presented for review.

Bill Cunningham reiterated his belief that the Agnew property, consisting of approximately 35 acres, is too large of an area to zone R-HD, and to do so, would be poor planning.

Fred Warneking reiterated his desire to have the Commission consider his situation separate from the Agnew property.

Don Horton expressed his opinion that the landowner should be given the opportunity to develop the property as he wants.

The Administrative Assistant reported that the properties included in the latest proposal, R-MD to R-HD, being northerly of the Agnew property, consists of four ownerships rather than three, as reported earlier. The fourth parcel being a strip of land owned by South Coast Lumber Company.

There being no further input, a MOTION was made by Commissioner Appel to recommend that the zoning of the Agnew property, designated as Proposal 1)C and the four parcels presently zoned R-MD along the ocean to the north (reference Item 1)F below) be rezoned to Residential High Density. The motion, seconded by Commissioner Hagen, carried unanimously.

Part 1)D - (Proposal: R-LD to R-MD)

The City Manager reported that this proposal consists of lands that have been referenced as the Brady Point property. The City Manager also reported that substantial testimony in opposition to the proposal was heard and received during the initial portion of the hearing. One of the owners, Mr. Bramon, had asked that his property be withdrawn from consideration.

Commissioner Heavey stated that she was abstaining from participating in this portion of the proceeding because her husband circulated a petition on this proposal.

The Administrative Assistant reported that the Terdinias, owners of tax lot 100, included in the proposal, had expressed opposition to the zone change.

Commissioner Appel II reported, for the record, that neither he or his wife, were aware that a petition was being circulated about this proposal, as was indicated in the initial portion of the hearing.

Bob Heavey reported he deliberately did not present the petition to Commissioner Appel and his wife, Commissioner Heavey, because they are members of the Planning Commission and did not submit the petition to Councilman Geraghty.

A MOTION was made by Commissioner Hagen to leave the zoning as is on the properties designated as 1)D. The motion, seconded by Commissioner Brimm, carried.

Part 1)E - (Proposal: C-T to C-G) and
Part 1)F - (Proposal: R-MD to R-HD)

Chairman Breuer reported that these proposals were included in proposals that had already been addressed. The City Manager confirmed this fact.

2) Commercial-General (C-G) Zone District Amendments

Chairman Breuer listed the permitted uses proposed for the City's C-G zone district. He reported that the only opposition to the amendments that had been expressed during the hearing was in reference to 2)D "Tavern, night club, cocktail lounge."

There followed a brief discussion about making 2)D a conditional use. Commissioner Appel II asked if a restaurant included a cocktail lounge, would this use be considered a conditional use. The City Manager responded that in this situation, as in the case of some hotels, this use would be considered as an accessory use

which would be treated as a use permitted outright.

Commissioner Heavey asked about the Cembellin property. It was explained that this rezone proposal had been addressed and it was the decision of the Commission to leave the zoning as is. Commissioner Heavey then asked why the proposed additions to the C-G zone were being presented. The Administrative Assistant responded that the proposed uses are presently allowed only in the C-T zone, under which few lands are zoned. The uses, for the most part, are tourist related and making more lands available for these uses should strengthen the tourist industry in years to come.

A MOTION was made by Commissioner Brimm to recommend that the proposed uses be added to the City's Commercial-General zone with the stipulation that taverns, night clubs and cocktail lounges be added as conditional uses. The motion, seconded by Commissioner Appel, carried.

3) Off-Street Parking Requirements

The City Manager reported that the purpose of this proposal was to limit the existing exemption to off-street parking requirements to those lots located along Chetco Avenue. Staff was recommending that Section 5.040 (11) of Ordinance No. 216 be revised to this effect.

A MOTION was made by Commissioner Appel II to recommend to the Council that Section 5.040 (11) of Ordinance No. 216 be revised to limit the exemption to off-street parking requirements to lots along Chetco Avenue, East from Pacific Street in the C-G zone. The motion, seconded by Commissioner Swigert, carried unanimously.

This being the last of the proposals, the City Manager reported that the next step in the process would be to formulate the recommendations and documentation for presentation to the Council. Chairman Breuer expressed agreement with this and closed the hearing.

B. Brookings Estuary/Shoreland Plan

After a three-minute recess, Chairman Breuer opened the public hearing.

The City Manager reported the proposed Plan consists of 3 components: 1) the Plan text; 2) additions and deletions to the Inventory and; 3) amendments to the Zoning Ordinance.

The City Manager briefly summarized the history of the City's Plan and related management units. Mr. Stuart also reported on the Port's involvement in the planning process, adding that

the proposed revised Plan is based on the Port's recommendations. The basic elements were then reviewed.

A major change in the proposed Plan was extending the Shallow Draft Development beyond the Urban Growth Boundary to River-bend Park. Conservation and natural units being upstream from that. Mr. Stuart compared this Plan to the Plan suggested by the Department of Economic Development which included a channel with off-shoots to potential development sites. Mr. Stuart then reviewed the shoreland management units including the dredge material disposal sites.

Chairman of the Port Commission, Keith Wilkinson asked the Commission to favorably consider the revised Plan and implementing measures under the Statewide Planning Goals. The Administrative Assistant read a letter written in opposition to the Plan submitted by A.E. Barnhard. A copy of the letter is attached hereto and made a part hereof.

The Administrative Assistant also reported that a workshop with preliminary review of the Plan by various State agencies had been scheduled for December 20th. The City Manager informed the Commission that it may be necessary to reconsider certain elements of the Plan if found unacceptable by State agencies.

Rocky McVay expressed his surprise regarding Mr. Bernhard's letter. Mr. McVay stated that he attended all of the meetings and the public testimony had always been favorable.

Fred Stutzman, a property owner on the Chetco, reported that he too attended all of the meetings. Mr. Stutzman informed the Commission that he totally supports the Plan and that all of the other property owners who attended the meetings have no objections. He said the Plan puts the economics and ecology together and is well done.

Fred Hummel, 202 Alder Street, reported that he did not attend all of the meetings but did have the opportunity to read the Plan quickly. Mr. Hummel expressed his opinion that the Plan does not adequately address the negative impact that the development upriver will have on the prime economic resource of the river, the fish. Mr. Hummel expressed concern about the proposed timing and effects of the dredging. He reported on the pollution caused by the existing boat use and questioned the impact that increased traffic will have on juvenile fish.

Mr. Hummel expressed his opinion that the projected moorage needs are unrealistic being more than double of what exists today. Mr. Hummel also reported that the Department of Fish and Wildlife adamantly opposes the change in designation from "study" to "development". Mr. Hummel noted that the Port's waiting list referenced in the Plan has not existed for two

years. Mr. Hummel also noted the reduced salmon stock caused by El Nino. Mr. Hummel praised the Port in its efforts to decongest the Port area and described some of the attributes of the Port. Mr. Hummel asked who would be responsible for public safety upriver, and if the proposed development is in conflict with existing policy to restrict proliferation of docks. Mr. Hummel referenced a statement in the existing Plan that acknowledges a lack of data to analyze the effects of proposed uses on the fishery resource and questioned if alternatives, such as basin expansion, dryland storage and launching were adequately addressed. Mr. Hummel informed the Commission that he supports the existing Plan which utilizes the study concept.

Chairman Breuer thanked Mr. Hummel for his comments and commented that through his experience, he is not concerned about a channel but agreed with Mr. Hummel that the timing of the dredging is a vital concern. Chairman Breuer praised the work that has been done and acknowledged the fact that the City must submit the Plan in the very near future.

Port Commissioner Wilkinson further identified himself as the State Chairman of the STEP Advisory Committee and explained that the fishery resource is vitally important to him. He explained that the habitat value of the Chetco is not fish production but transition. Commissioner Wilkinson reported that the existing port structures provide additional transitional habitat, adding that proposed Plan could enhance the habitat rather than degrade it. It was Commissioner Wilkinson's opinion that public safety etc. would be under the auspices of the Sheriff's Department, similar to the Rogue.

Rocky McVay corrected one of his earlier statements by informing the Commission that Al Mirati, State Fish and Wildlife Department, had expressed opposition to the proposed dredging with the qualification that he was not presenting his Department's official comments. Mr. McVay, referencing the statement regarding insufficient data, criticized the Department for not providing this data, having since 1974 to do so. In regard to dryland storage, Mr. McVay reported that he has considered this but found that it is not economically feasible.

Fred Stutzman reported in 1960 he had fifty feet of water in his harbor and had commercial boats moored there in numbers. Gravel has since replaced the water. Mr. Stutzman reiterated his support for the Plan.

Chairman Breuer complimented the efforts of all who had worked on the Plan and thanked Mr. Hummel for his input. Chairman Breuer expressed regret that the City did not have the benefit of his comments in the early planning stages.

Commissioner Heavey questioned the reasoning behind two policies in the Plan pertaining to potential public access points and riprap criteria. It was pointed out that a need for more public access had been identified, thus the policy to explore other sites. In regard to riprap, the criteria regarding same is presented in the goals.

A MOTION was made by Commissioner Swigert to forward the recommendation to approve the revised Estuary/Shoreland Plan to the City Council. The motion, seconded by Commissioner Hagen, carried unanimously.

VIII. LEGISLATIVE ACTION

A. Minor Partition - Tax Lots 110, 1104, 1105 Map 40-13-32C

The City Manager described the location of the property being between Marina Heights Road and Marine Drive. At one time, the property was planned for development as a portion of the Riviera Heights Subdivision. The applicant, Harris Miller Inc., was requesting a 3-parcel partition.

The City Manager reported that the proposal was inconsistent with the City's subdivision ordinance. The ordinance stipulates that the property to be partitioned must be under one ownership at the beginning of the calendar year. In this case, the property was under two ownerships in January of 1983.

In reference to access, the City Manager reported that the applicants' attorney and the City Attorney concur that the existing access was sufficient in terms of a minor partition. Subsequent partitions would require further research into the status of the existing roadways.

Commissioner Swigert asked about the ownership of other property that was to be developed as a part of Riviera Heights Subdivision. The ownership was different than the subject lands.

Russ Miller introduced himself as the new president of Harris-Miller, Inc., and explained his company's plans to split some of its real property assets.

There followed a brief discussion about access under a minor partition as compared to what would be required should the owners want to further divide the property.

The City Manager restated the fact that ownership of the property at the beginning of the year was not the same. Russ Miller explained how the three tax lots were created, acknowledging the fact that it was not a legal action under partition regulations. Daryl Niemi further clarified the history of events which included the inappropriate recording of survey descriptions. On December 1, a new document was recorded to correct the mistake by putting the ownership under one name,

Following further clarification of the situation, a MOTION was made by Commissioner Heavey to table the application for a minor partition submitted by Harris-Miller, Inc. The motion, seconded by Commissioner Brimm, carried unanimously.

On Mr. Miller's request, the Commission agreed to reconsider the application during their January meeting. There followed a brief discussion about partitioning and requirements under the subdivision Ordinance and State laws.

IX. OTHER ACTION

A. Aggregate Removal Permit - 071-OYA-005195

The Administrative Assistant reviewed the request to remove sand and gravel from the shoreland area adjacent to the Christmas Tree Restaurant. The applicant, Don Horton, was seeking a five-year renewal of his application to remove up to 2,000 cu. yards each year. Staff, including the City Engineer, had reviewed the application and had no objections.

A MOTION was made by Commissioner Swigert to approve Application 071-OYA-005195. The motion, seconded by Commissioner Hagen, carried unanimously.

B. Building Permit Report for November, 1983 with 5-Year Review

The Administrative Assistant summarized the Building Permit Report for November, 1983.

X. COMMENTS

Commissioner Heavey asked about the January meeting date. The Commission agreed to meet at its regular time being January 3.

XI. ADJOURNMENT

Chairman Breuer, after wishing Happy Holidays to all, adjourned the meeting at 10:45 p.m.



Chairman Earl Breuer

ATTEST:



Administrative Assistant Georgia Shirilla

GENE GOULD

Essex, Va.

November 4, 1983

Lynn R. Stuart
City Manager

RECEIVED

Dear Mr. Stuart,

CITY OF ESSEX

My wife and I have owned a home at 120 Fairbank since 1956. My parents bought the point around 1954 or 1955. B-red up point and the adjoining property across the street from our house is one of the finest and most scenic pieces of property on the west coast. We have seen most of the East Coast and of course it's not in the same class.

To permit the zoning of that land to go from single residential to multiple, which I believe - given medium density is, will be a crime against the interests that will in the not too distant future be required by everyone

in Brooklyn. We have already been very
wasteful of the scenic spots in Brooklyn.
Let's not destroy any more.

While I can certainly sympathize with
the desire of the present workers to make
a lot of money, Bill Brady will turn
over in his grave if he finds out you're
even thinking of apartments. Has anyone
tried to work out an arrangement for
a park for at least part of it.

I expect to retire and return to live
on Tanbark Point in about five years.
Try not to ruin it before I get there
and can defend it in person.

Yours truly,

Ernest

November 29, 1983

Lynn Stuart, City Manager
City of Brookings
Brookings, OR 97415

Re: December 6th, 1983 Planning Commission
Meeting (Proposed Amendment to City
Zoning Map: Change to R-HD zone of Tax
Lot 313, Map 41-13-6D)

Dear Mr. Stuart:

I am in receipt of your letter dated November 22nd, 1983 in reference to the above matter and the public hearing to be held thereon on December 6th, 1983 before the Planning Commission.

I do not believe I will be able to attend this meeting; however, I would like to comment on the proposed amendment and would wish that you enter this letter as written testimony upon the record at that hearing.

I attach hereto previous correspondence to the Planning Commission dated October 14, 1983. I would ask the Planning Commission to again consider the substance of my third paragraph in that letter as the basic reasoning for this zone change request.

Additionally, two of the three properties involved presently have multiple residential dwellings upon them and a zone change to R-HD would be in conformance with the prior development in that area.

Thank you for your attention and consideration given hereto.

Very truly yours,


John R. Coutrakon

JRC:sc
Enclosure

RECEIVED
NOV 29 1983
CITY OF BROOKINGS

October 14, 1983

City of Brookings
898 Elk Drive
Brookings, OR 97415

Re: Proposed Zone Changes and Amendment
to Comprehensive Plan

To the City Planning Staff and
Planning Commission:

Along with the proposed changes being made, as set forth in your map, a copy of which is attached hereto, I would request that the R-MD zoning of the property located on Mill Beach to the west of the Agnew lands (proposed to be R-HD) be rezoned to R-HD.

I and Larry Marvin own the only two beachfront real property parcels which would be left in the residential medium-density district. A third property owner, not beachfront, owns the last parcel and is, as I understand it, an absentee owner in Portland, Oregon.

The reasoning behind my request is to allow a continuous R-HD zone rather than leave an "island" of medium density in the middle of two high-density regions. At the present time, Mr. Cembellin's property to the west is zoned R-HD. The proposed change of zoning on the Agnew property to the east is also R-HD. Leaving a small "island" of medium density in between these two parcels is not logical, as it serves no "buffer" purposes and is somewhat disadvantageous to the property owners thereof by restricting the higher uses to which their property could be put given the surrounding zoning of the neighborhood in which they are located.

Your consideration given hereto will be appreciated.

Very truly yours,

John R. Coutrakon

108 Tanbark Road
Brookings, Oregon 97415
December 1, 1983

Mr. Earl M. Breuer,
Chairman, Planning Commission
City of Brookings
Brookings, Oregon 97415

Dear Mr. Breuer:

We are opposed to the Rezoning of the land lying Westerly to Tanbark Road to Residential Medium Density. Tanbark Road is a Dead-End Street. It would not safely handle the increased traffic that would follow Medium Density Development.

We bought our Property here because the Area is classified Residential Low Density. We do not want it changed. Please leave well enough alone.

Sincerely,

Jack Parker
Jack Parker

Cleo Parker

Cleo Parker

CITY OF BROOKINGS

12/5/83.

To: THE BROOKINGS PLANNING COMM.,
ATTENTION CITY MGR. MR STEWART

WE ARE OPPOSED TO ANY ZONE CHANGES
ON THE SOUTH END OF TANBARK ROAD.

SORRY, BUT WE WILL BE UN-ABLE TO
ATTEND YOUR MEETING SCHEDULED AT
CITY HALL 7:30 P.M. DEC. 6TH.

SIGNED -

Bruce Le Kent
Margie E. Kent
211 TANBARK RD.
BROOKINGS

November 30, 1983

Mr. Earl Breuer, Chairman
Brookings Planning Commission
P.O. Box 536
Brookings, Oregon
97415

To Chairman Earl Breuer and the Brookings Planning Commission:

Since we do not have a definite proposal at this time to present to the Brookings Planning Commission for development of Tax Lot # 300, we wish to withdraw from your consideration the proposed change of zoning from RLD to RMD for our property on Tanbark Road.

Thank you for your consideration.

Yours very truly



Dean Bramon

1555 N.E. Contry Club Ave.
Gresham, Oregon 97030

RECEIVED
FEB 2 1983

CITY OF BROOKINGS

12835 N. W. Laidlaw Rd.
Portland, Oregon 97229
November 30, 1983

Mr. Lynn R. Stuart, City Manager
City of Brookings
898 Elk Drive
Brookings, Oregon 97415

Dear Mr. Stuart:

Re: Zoning change from R-MD to R-HD for Tax Lot 402, Map 41-13-60
Your letter of November 22, 1983

We are in favor of this proposed change for our property from
Residential-Medium Density to Residential-High Density.

Fred plans on attending the meeting on December 6. However, in case
he couldn't make it because of the weather we wanted to get on record
as being in favor of this change.

Sincerely,


Maurine A. Warneking

RECEIVED
NOV 1 1983
CITY OF BROOKINGS

Brookings Planning Commission:

How can you consider the proposed rezoning of the Agnew property from Industrial to High Density when the proponents plan is not supported by even a preliminary architectural design, the simplest sketch, or a rosy artists' concept?

There has been no indication given as to the number of units, their height, the square footage, or a floor plan - nor has a site plan, or plans, been presented. No mention is made relative to parking, (a prerequisite in high density construction).

Thirty odd acres comprise far too large a tract to commit thoughtlessly to high density, on a one-shot, non-recourse, blank-check basis sought by proponents.

When planning commissions choose to misconstrue "maximum usage" with "best usage," it can lead to unsightly results and poor zoning. Look around a bit. Don't let your field of vision be restricted in this regard. Webster says a planning commission should consider aesthetic quality in city planning.

W. Cunningham

Brookings Planning Commission
Brookings

I would like to strongly protest the proposed development of the lower Chetco River.

The plans' stated goal is to provide for Brookings-Harbor future growth. What appears to me to be painfully clear is that the project may in fact result in destroying Brookings - Harbor's future.

Essentially the plan calls for dredging a channel 100 feet wide and approximately 2 miles upriver.

The following questions must be answered fully to the satisfaction of the majority of the citizens of Brookings-Harbor before seriously considering such a plan.

1. How much material would have to be dredged and removed initially? (My approximation is 2 million cubic yards!)
2. How long would the dredging operation be in progress?
(In fact it would never stop because of winter filling which would have to be removed each summer. However, my guess would be about 10 years for the initial 2 million yards alone.)
3. Where would the 2 million cubic yards of material be dumped?
4. How much would dredging and material removal cost?
5. Who pays for it? The initial channel construction as well as the annual maintenance.
6. Can a guarantee be made that no damage will be done to the river and ocean fishery?
(The Oregon Department of Fish and Wildlife is concerned about potential damage done to the river by the proposed channel.)
7. Who will be responsible for damages arising out of lawsuits by citizens deprived of their right to use the river?
8. Can a guarantee be made that there will be no ecological or fishery ill effects from the dumping of 2 million cubic yards of dredged material on land or in the ocean?

The instant the dredges start on the river the quality of life will be diminished for the residents of Brookings-Harbor. Property values will decline as damage to the river progresses. Let us not delude ourselves as to the potential damage to one of the finest natural resources in Oregon. Let us not take the slightest chance of damaging the salmon fishery upon which our commercial and sport fishermen depend. The fishing is the future of Brookings-Harbor.

A E Bernhard
P.O. Box 1796
Brookings

- 1 -

RECEIVED

DEC 2 1983

CITY OF BROOKINGS